

RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

James City County, Virginia
Scale: 1" = 25'

Surveyed by Michael L. Williams, L.S.
July 15, 2006
Updated July 01, 2016

Professional Seal: MICHAEL L. WILLIAMS, L.S. No. 3076

STATE: VA DATE: 06/12-047-631, RW-201, C-501

PROJECT: 0612-047-631, RW-201, C-501

5RW

LINE TABLE

LINE	BEARING	DISTANCE
L1	S83°30'00"E	37.11'
L2	S10°42'48"E	8.82'
L3	S50°42'48"E	4.83'
L4	S39°18'05"W	6.54'
L5	S39°18'05"W	2.86'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	05°10'25"	195.00'	75.11'	S 31°11'17"E	75.10'
C2	07°30'55"	137.45'	27.14'	S 27°19'54"E	27.14'
C3	06°31'42"	179.63'	203.91'	S 81°36'52"W	203.80'
C4	08°19'01"	125.00'	203.26'	N 25°08'11"W	203.04'
C5	05°39'34"	185.00'	182.20'	N 61°13'12"E	182.13'
C6	04°33'04"	1373.45'	138.24'	S 24°23'24"E	109.07'

Parcel 014 Area Calculations

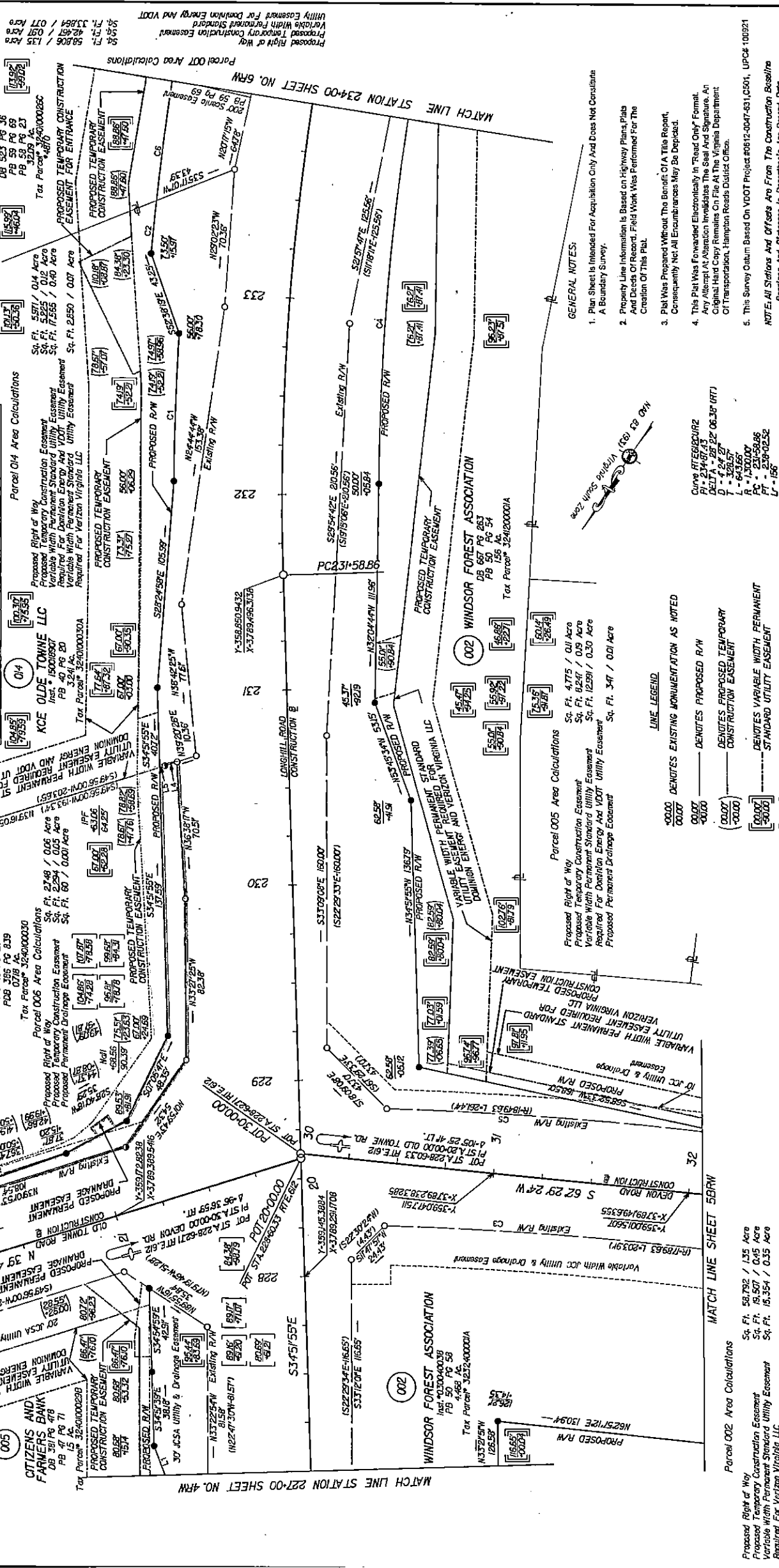
Proposed Right of Way
Proposed Temporary Construction Easement
Variable Width Permanent Standard Utility Easement
Required For Dominion Energy And VDOT Utility Easement
Required For Verizon Virginia LLC

Parcel 014 Area Calculations
Sq. Ft. 5.971 / 0.14 Acre
Sq. Ft. 5.225 / 0.12 Acre
Sq. Ft. 17.555 / 0.40 Acre
Sq. Ft. 2.850 / 0.07 Acre

Parcel 005 Area Calculations
Sq. Ft. 27.248 / 0.06 Acre
Sq. Ft. 2.294 / 0.05 Acre
Sq. Ft. 60 / 0.001 Acre

Parcel 006 Area Calculations
Sq. Ft. 107.877 / 2.43 Acre
Sq. Ft. 74.281 / 1.69 Acre
Sq. Ft. 98.871 / 2.26 Acre
Sq. Ft. 96.851 / 2.21 Acre
Sq. Ft. 90.391 / 2.06 Acre
Sq. Ft. 67.001 / 1.52 Acre

Parcel 002 Area Calculations
Sq. Ft. 59.792 / 1.35 Acre
Sq. Ft. 19.507 / 0.45 Acre
Sq. Ft. 15.354 / 0.35 Acre
Sq. Ft. 16.957 / 0.39 Acre



GENERAL NOTES:

- Plan Sheet is Intended For Acquisition City And Does Not Constitute A Boundary Survey.
- Property Line Information is Based on Highway Plans, Plans And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
- Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
- This Plat Was Forwarded Electronically In "Read Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
- This Survey Datum Based On VDOT Project #0612-047-631, C501, UPCA 100921 Bearings And Distances In Parenthesis Are Record Data

LINE LEGEND

- 0000 DENOTES EXISTING MONUMENTATION AS NOTED
- 0007 DENOTES PROPOSED R/W
- 0008 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- 0009 DENOTES VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT
- 0010 DENOTES PROPOSED PERMANENT DRAINAGE EASEMENT

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Parcel 005 Area Calculations

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Parcel 005 Area Calculations
Sq. Ft. 4.775 / 0.11 Acre
Sq. Ft. 0.247 / 0.05 Acre
Sq. Ft. 12.991 / 0.30 Acre
Sq. Ft. 3.47 / 0.08 Acre

Parcel 006 Area Calculations

Proposed Right of Way
Proposed Temporary Construction Easement
Variable Width Permanent Standard Utility Easement
Required For Dominion Energy And VDOT Utility Easement
Required For Verizon Virginia LLC

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WINDSOR FOREST ASSOCIATION
DB 667 PG 263
PB 50 PG 54
1.56 Ac.
Tax Parcel# 3242000001A

ACE OLDE TOWNE LLC
Inst. # 150016807
PB 40 PG 20
3.24 Ac.

BUCKROE PARTNERS LLC
Inst. # 180006361
PB 40 PG 20
1.69 Ac.

CITIZENS AND FARMERS BANK
DB 381 PG 478
PB 47 PG 71
1.5 Ac.

WINDSOR FOREST ASSOCIATION
Inst. # 030040039
PB 50 PG 58
4.48 Ac.
Tax Parcel# 325324000001A

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